*BOULDER RIDGE PROPERTY OWNERS’ ASSOCIATION*

*P.O. BOX 2174*

*Crystal Lake, IL 60039-2174*

[www.boulderridgepoa.net](http://www.boulderridgepoa.net)

September 13th, 2017

PRESENT: BOB SEISER, JOE LACALAMITA, DON BROWN, BRIAN DOWNEY, ROB FALBO

Meeting called to order at 7:04 PM at Boulder Ridge Country Club

Exhibit A: Agenda.

**Bob Seiser delivered Presidents Report.**

* Welcomed everyone for coming..we had a larger participation of homeowners attend than previous meetings.
* Discussed traffic policy (golf carts) and Signage limitations on property.

**Secretary Report:**

5-0

* Doing same snow removal contract with Ryco as we did in 2015 and 2016. Costs remain the same at $9975 for 48’ and $800/salting. Made a motion to move forward and Approved.
* In 2016 we had budget to replace roofs at Algonquin and Miller Gate House. After further inspection the roofs are in good shape and holding up. We will re-asses in 2018.
* Made some inquiries legally and for safety reason regarding the locked Swing fence on Algonquin Rd. We found out the fence is owned by Harris of Barrington Trust (Plotes) and the fence can be replaced with permanent fencing and not needed for fire safety. We reached out to the Algonquin -Lake In The Hills Fire District and the Director of Fire Prevention Michael Murphy said that was not needed. We have draft letter on file.
* Xmas lights will again be installed by GoodHands. They currently do a lot of homes in Boulder Ridge. Costs should remain consistent, but will get a quote. A lot of the work is also done by Bruce Peterson and Rob Falbo as we purchase all the lights directly.

**Treasures report – Brian Downey went over current budget.**

Exhibit B – Current Balance Sheet and Income Statement

* We are in good financial shape.
* We’ve stayed focused on reserves for several areas so to limit the possibilities of special assessments. We have reserves for roadway’s, transponders, snow removal, landscape, street painting, gatehouse roof replacement, and Insurance deductibles.
* Highlights, YTD we are favorable$26,284 and we’ve increased our reserve by $37,500.
* Collections are very good and we continue to be diligent. Most of the AR are doubtful accounts where there are liens.
* Questions:
  + Do we get interest: Yes, but obviously very little from Baxter Credit Union. The money is all insured.
  + Are there liens on doubtful accounts: Yes

5-0

* Made a motion to put definitions around all the reserves so the money can only be used for intended use. Approved 5-0

**Architectural Committee Report:**

* Discussed mailbox conformity/standards – information is on the website.
* There are 3 new homes in neighborhood 2 completed and one under-construction.
* 47 applications for work to be done and 46 approved.

**Landscape Committee Report:**

* Bob introduced Michelle Carroll to the Arch Committee.
* Looking into cutting weeds on Algonquin Rd. fence line. Looking to County to cut weeds and we will not maintain inside fence as homeowners responsibility.
* 2017 Fall decorations will continue. Michelle will review 2017 and 2018 permanent installations.
* Reviewing curb repair along roadways. Will consider testing some cement fill.
* When needed, we have weed-wacked the ALG road fence line.
* Appreciation to McHenry Cty Transportation for filling in asphalt hole at Algonquin Rd.
* Appreciation to HO’s who are removing dead tree’s…specifically on Alg Rd fenceline.

**Safety Committee Report:**

* Safety board approved activating strobe light when drivers get to 25 mph and completed.
* Thank you to two HO’s on Safety Committee.
* Currently 5 speed signs strategically placed on BPOA roads.
* Board agreed to explore data collection software capabilities of speed indicator signs and acquire subject to cost discussion…this has been installed on one sign on Mason Lane.
* Information gathered shows 37% of drivers are exceeding speed limit. The majority of the violations are in the morning and evening…likely those going to and coming home from work.
* There has been discussion of a neighborhood watch program…nothing has been determined.
* We are looking at the possibility of purchasing camera’s on some of the speed signs and money is in the budget if we move forward.
* If we install camera’s the police will issue warnings to drivers who violate the speed limits.
* Bob made comments that Don Brown is very passionate about safety and we are very fortunate to have him on our board. Don has and will explore every opportunity to make our neighborhood safe.

**November Election’s**

* Elections will be held at November 14th meeting.
* Current board members Bob Seiser, Don Brown, Joe LaCalamita, Brian Downey, and Rob Falbo will all be running.
* If you wish to be added to the ballot you have until September 30th to be named on the ballot.

**New Business:**

* Looking into filling the cracks on the roadways. Current estimate is .48 per linear foot or around $10,000.

5-0

Motion to adjourn at 8:09 meeting was made and passed.

Q&A

Respectfully submitted,

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Robert Falbo

BRPOA Board Secretary